



Courtice Transit-Oriented Community (CTOC) Secondary Plan

Public Meeting
June 19, 2025

The Planning Team

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Presentation Outline

1. Introduction and Background

- Secondary Plan Area
- Planning Process
- Public Input

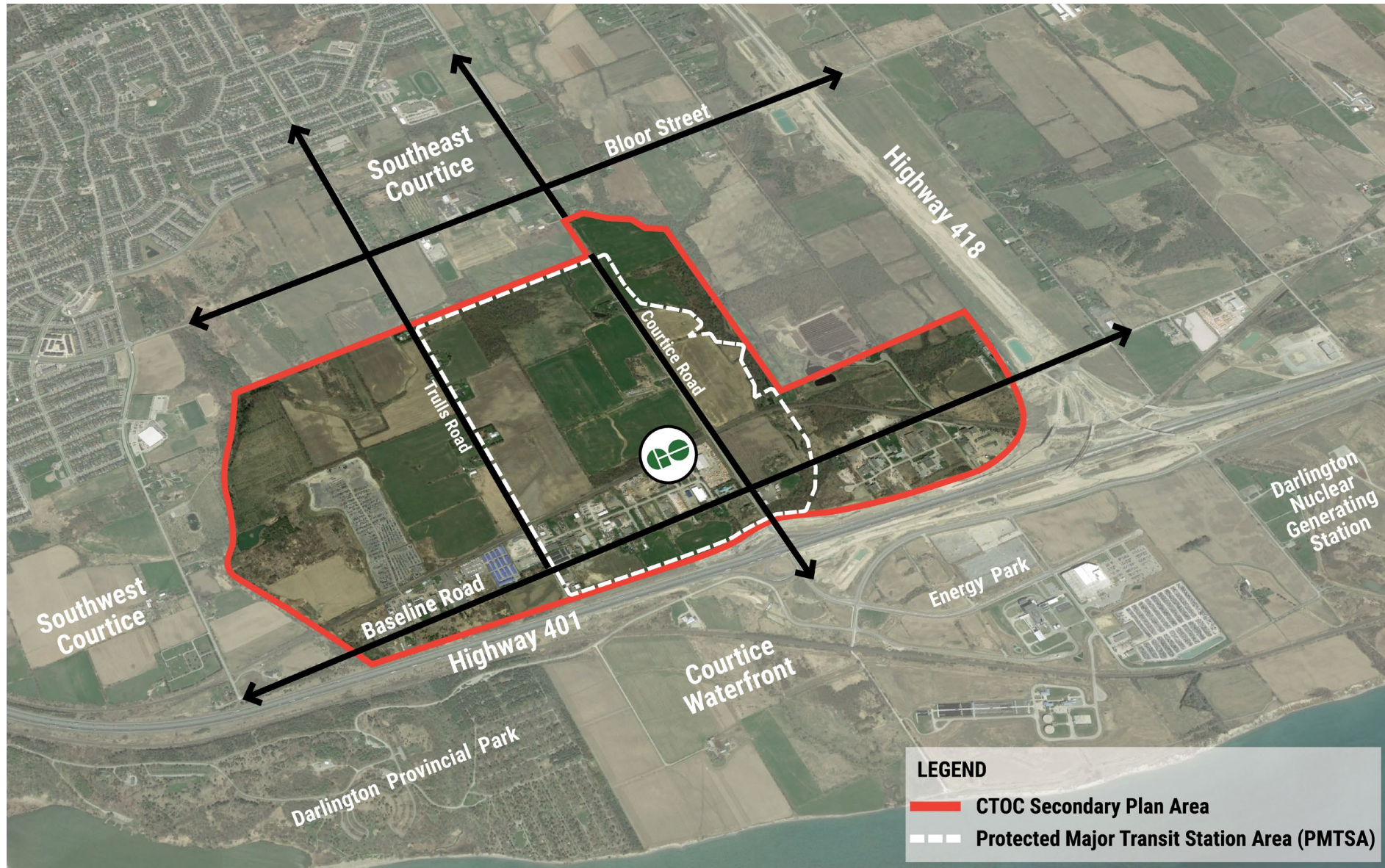
2. Draft Secondary Plan Overview

- Vision and Principles
- Draft Land Use Plan
- Policy Summary
- Draft Parks and Community Facilities
- Draft Road Network

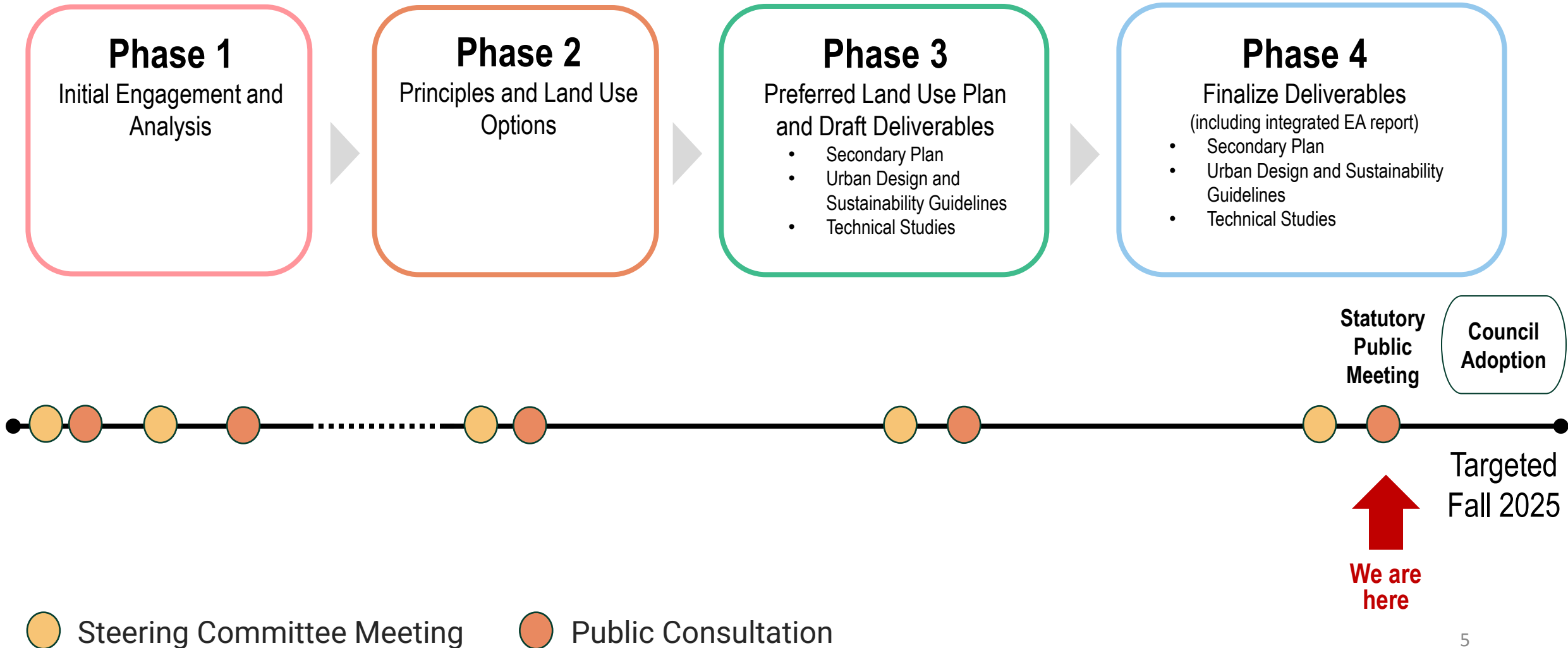
3. Draft Urban Design and Sustainability Guidelines

4. Next Steps

The CTOC Secondary Plan Area



Planning Process and Timeline



What we heard from the public

- Promote mixed-use, high-density development around the future GO station.
- A variety of housing types at a range of prices/rents should be planned.
- Plan active transportation infrastructure, including trails, throughout CTOC.
- Protect existing natural features and plan for flood mitigation.
- Development should include a variety of parks, other open spaces and indoor community facilities.
- Integrate a variety of employment opportunities.
- Existing businesses should be protected, and the impacts of residential development mitigated.



Early Public Information Centre

Draft CTOC

Secondary Plan

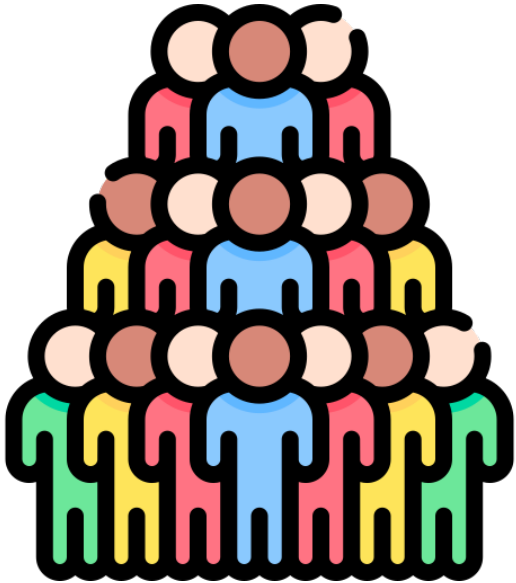
Overview

Vision

The Courtice Transit-Oriented Community is intended to evolve as a **complete, inclusive, and sustainable** community that accommodates a **diverse** population through a mix of housing, employment, and community amenities connected to the future GO station. It will offer a **full range of housing** types, including affordable and supportive options, **integrated** with parks, open spaces, and a high-density, **mixed-use** core. A **connected** network of streets, trails, and transit, alongside a strong public realm and **green** infrastructure, will support a **vibrant, accessible**, and environmentally responsible community.

CTOC Targets

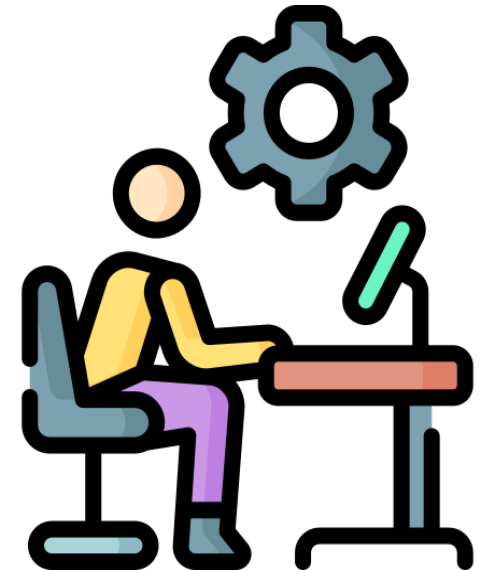
29,000
people



215 people & jobs per
ha in PMTSA

135 people & jobs per
ha overall

8,000
jobs



Principles

Protect, enhance, and value significant natural features

Conserve and integrate the area's cultural heritage

Optimize planned rapid transit facilities and generally encourage the use of transit

Build a welcoming and inclusive community with a range of housing types at all levels of affordability

Accommodate a range of businesses and a high level of employment

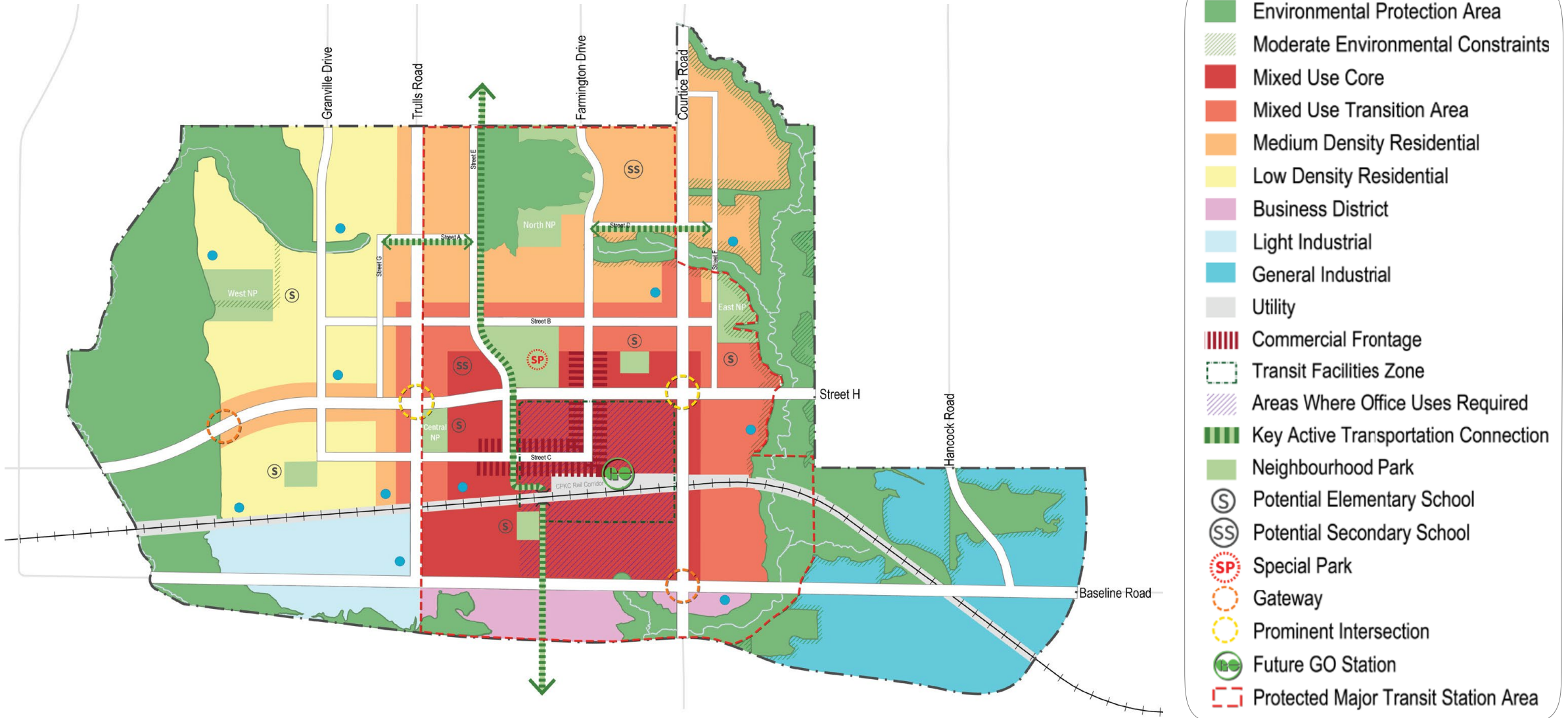
Create an accessible, walkable, bikeable community linked to existing transportation networks

Ensure all residents have access to parks, schools and other community facilities

Ensure climate change mitigation/adaptation are critical considerations, and strive for net zero

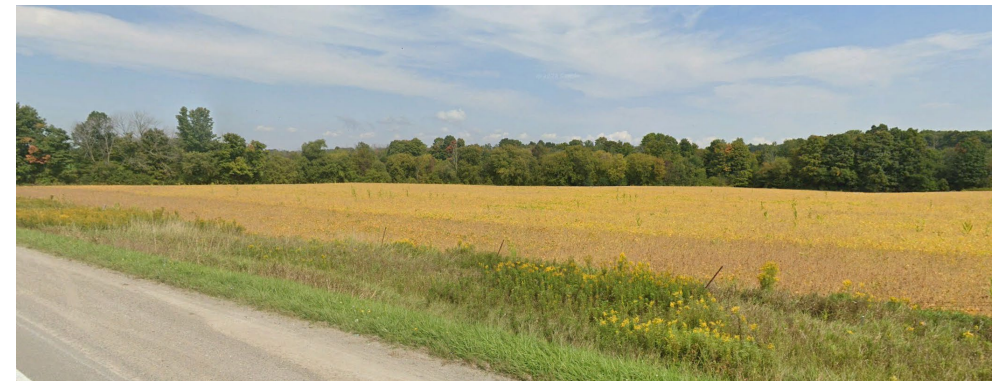
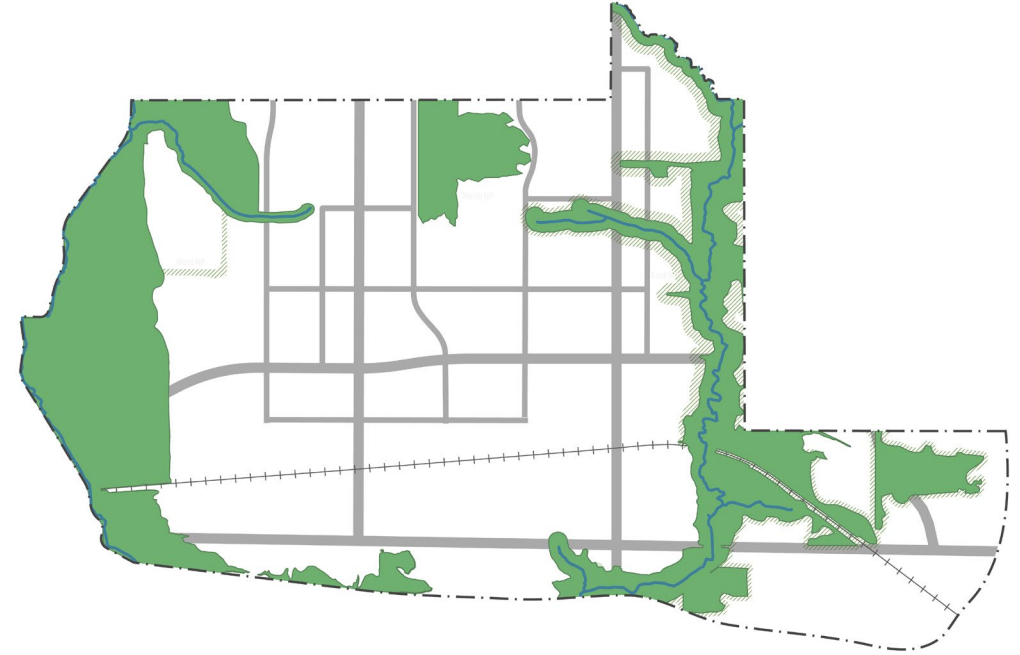
Coordinate the phasing of private development and public investments

Proposed Land Use Plan – Schedule A



Environment Protection Areas

- No development permitted in EPAs except low intensity recreation, conservation, flood or erosion control.
- Future environmental studies shall address the Robinson Creek and Tooley Creek Subwatershed Study.
- Moderate Constraint Areas will require Environmental Impact Studies to assess potential ecological and/or hydrological value.



District Energy

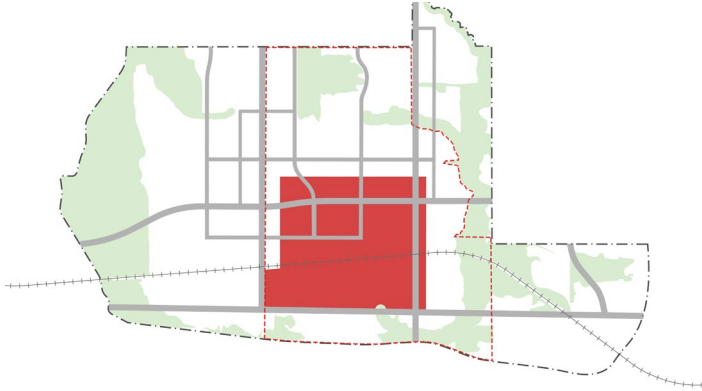
The Municipality, in collaboration with the Region of Durham, is exploring the feasibility of a district energy (DE) system for CTOC.

- Draft policies require new development in the Mixed Use Core to connect to the DE system once established.
- Development outside the Mixed Use Core will be encouraged to connect.



Policy Summary

Mixed Use Core



Permitted Uses: Residential, commercial, office and institutional

Permitted Building Types:

- Apartment and mixed use buildings
- Commercial (office) building
- Institutional building
- Stacked townhouses (up to 20% of a block)

Minimum Density: 325 units/ha

Height Range: 4 to 40 storeys generally

Non-Residential Requirements: Minimum 10% office or institutional requirement within 250 metres of the GO station. Retail or other active uses required on key retail streets.



Residential towers on podiums that frame adjacent streets (Toronto)



Commercial uses at the base of towers (Vancouver)

Mixed Use Transition Area



Permitted Uses: Residential, commercial, office and institutional

Permitted Building Types:

- Apartment and mixed use buildings
- Commercial (office) building
- Institutional building
- Stacked townhouses
- Traditional townhouses (up to 30% of a block)

Minimum Density: 100 units/ha

Height Range: 4 to 25 storeys generally. Maximum 10 storeys adjacent to Low Density and Medium Density areas.



Mid-rise, mixed-use building (Toronto)



Mix of heights and housing types on a single block (Toronto)

Medium Density Residential



Permitted Uses: Residential, neighbourhood-serving institutional, small-scale retail and service uses at major road intersections

Permitted Building Types:

- Apartment building
- Stacked, back-to-back and traditional townhouses
- Triplex and fourplex

Minimum Density: 45 units/ha generally, 60 units/ha along Courtice Road

Height Range: 3 to 4 storeys generally. Maximum 6 storeys on arterial and collector roads.

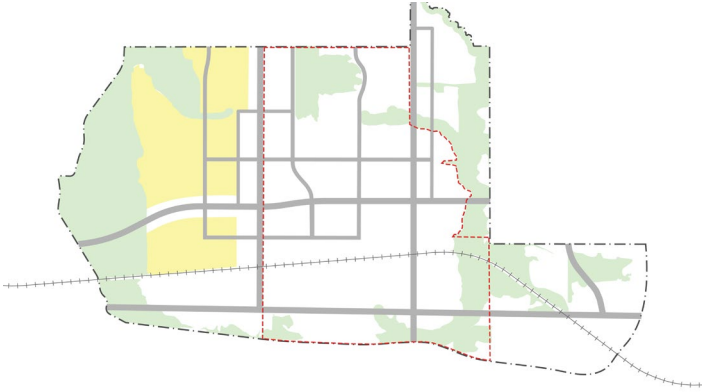


Stacked townhouses (Vaughan)



Low-rise apartment building (Oakville)

Low Density Residential



Permitted Uses: Residential, neighbourhood-serving institutional

Permitted Housing Types:

- Single and semi-detached dwellings
- Traditional townhouses
- Fourplexes, triplexes, and duplexes

Minimum Density: 25 units / ha

Height Range: Maximum 3 storeys



Detached houses with living space above the garage (Brantford)



Traditional townhouses (Oakville)

Business District



Permitted Uses:

- Office
- Hotel
- Commercial schools
- Studios and workshops
- Communication and information technology development
- Media production facilities
- Colleges and universities
- Retail and business services (up to 50% of GFA)
- Wholly enclosed light industrial uses

Height Range: 2 to 10 storeys

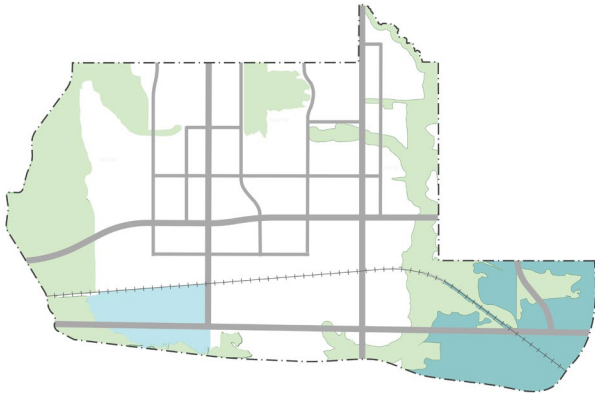


Six-storey office building (Oakville)



Mid-rise hotel (Mississauga)

Light and General Industrial Areas



Permitted Uses:

- Manufacturing
- Research and development associated with manufacturing
- Warehousing and distribution facilities
- Offices and retail associated with any of the above

Outside Storage:

- Prohibited in Light Industrial Area
- Permitted in General Industrial Area (up to 25% of the site and must be screened)

Height Range: Maximum 4 storeys



Small-bay industrial building (Langley, BC)



Wholly enclosed industrial building (Brantford)

Housing

- A range of housing forms, size and tenure will be encouraged.
- Affordable housing also encouraged to be integrated within neighbourhoods and developments.
- Generally, a minimum of 25 percent of units in multi-unit buildings shall have two or more bedrooms.
- The Municipality will explore potential incentives for affordable housing.
- The Municipality may explore opportunities for inclusionary zoning.

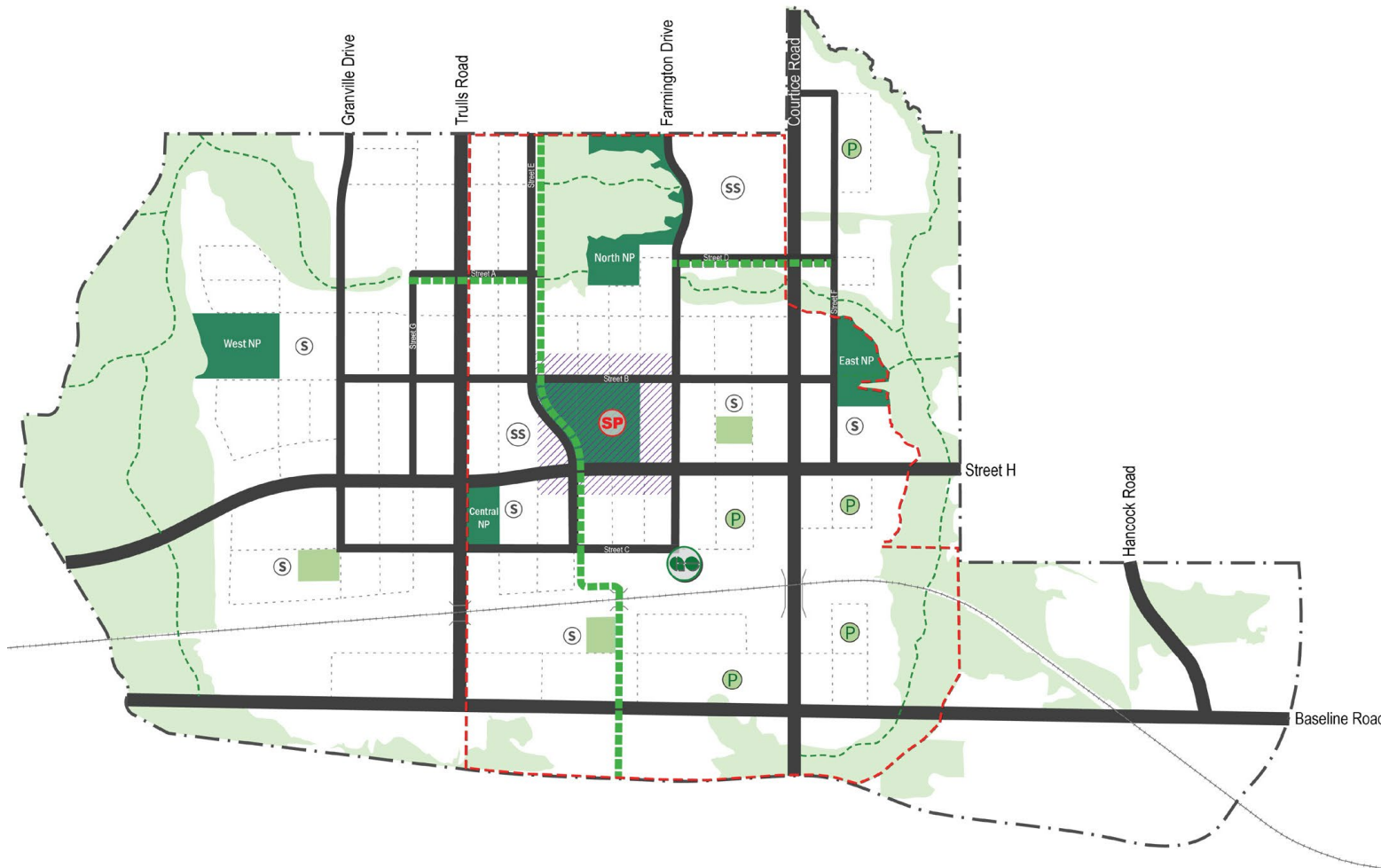


Affordable apartment building (Toronto)



Affordable rental apartment building (Coquitlam, BC)

Draft Parks and Community Facilities – Schedule B



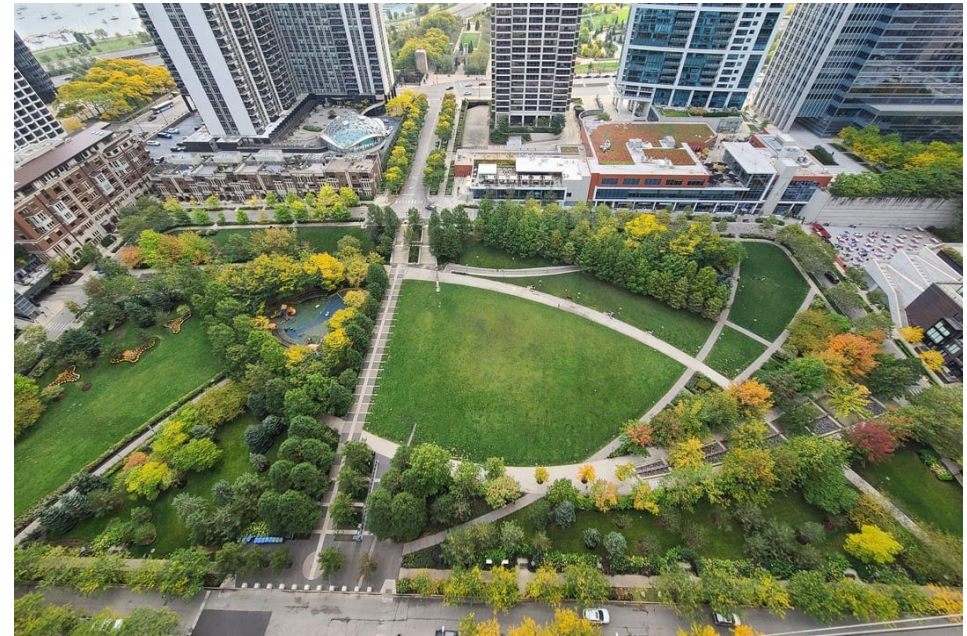
- Environmental Protection Areas
- SP Special Park
- Major Neighbourhood Parks
- Other Neighbourhood Parks
- P Other Neighbourhood Parkettes (Conceptual)
- Key Active Transportation Connection
- Trails (Conceptual)
- S Potential Elementary School Site
- SS Potential Secondary School Site
- Preferred Location for Other Central Community Facilities
- GO Future GO Station
- Arterial Roads
- Collector Roads
- Key Local Roads
- Other Local Roads (Conceptual)
- Protected Major Transit Station Area

Parks and Community Facilities

A variety of parks are planned:

- Central "Special Park" – min. 2.5 ha
- Four Major Neighbourhood Parks – 1.5 - 2.5 ha
- Other Neighbourhood Parks adjacent to primary schools – min. 1.0 ha
- Parkettes – 0.5 - 1.0 ha
- Urban Parks and Squares (publicly or privately owned) – less than 0.5 ha

The Municipality will monitor growth to ensure other community facilities are provided in a timely manner. Facilities serving all of South Courtice should be located in, or adjacent to, the Special Park.



Lakeshore East Park, Chicago



One Yonge Community Centre, Toronto

Policy Summary

Schools

- Potential sites for six primary schools and two secondary schools are identified.
- Final locations and configurations for schools will be determined through the review of development applications, in coordination with the school boards.
- Schools required within the Mixed Use Core and Mixed Use Transition areas are strongly encouraged to be located within the podium of larger mixed-use buildings or take a compact, multi-storey form.

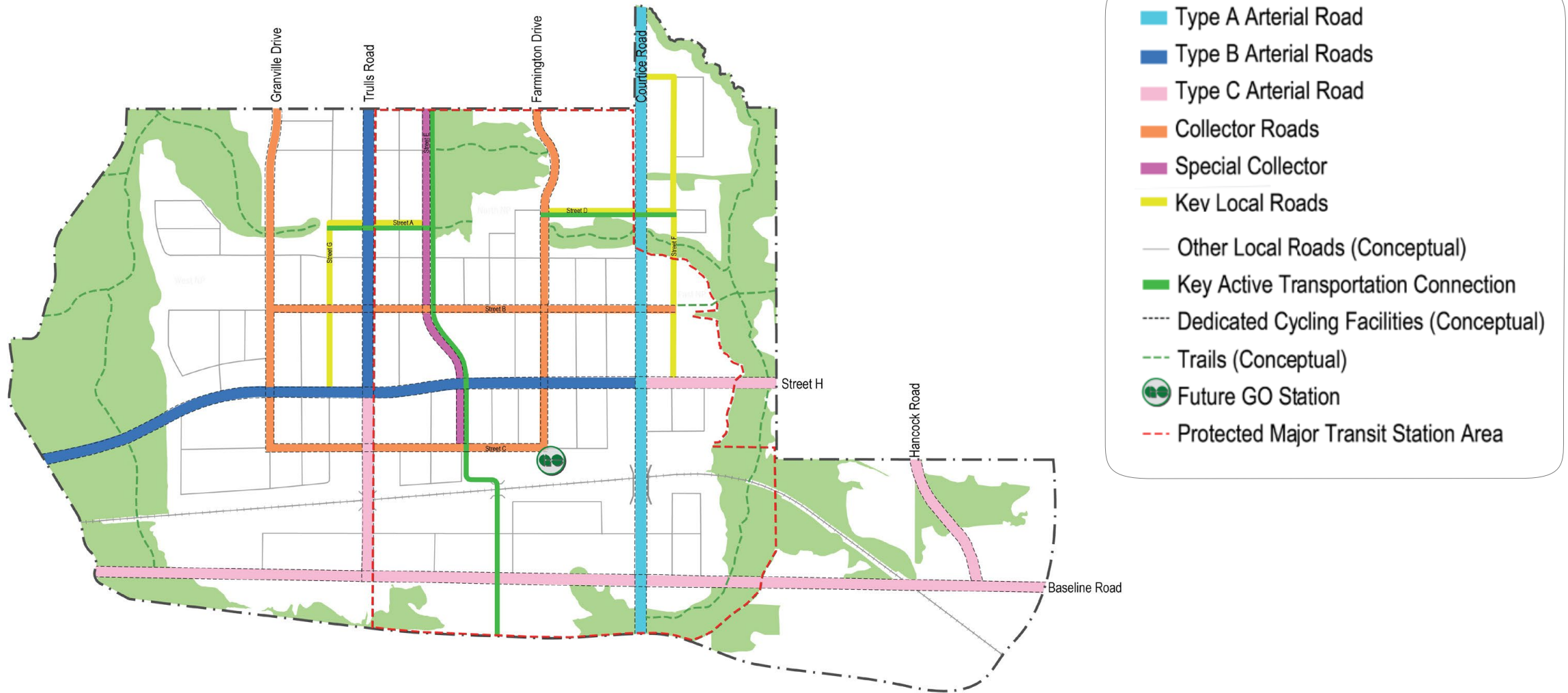


Crosstown Elementary School (Vancouver)



North Toronto Collegiate

Draft Road Network – Schedule C



Urban Design and Sustainability Guidelines

- Non-statutory document that supports the Secondary Plan and will inform zoning.
- Elaborates and illustrates the intent behind policies.
- Guidelines address the private and public realms.
- Will guide the review of development proposals and the design of infrastructure.



Urban Design and Sustainability Guidelines

Private Realm Guidelines address the following to ensure development contributes to an attractive community and a safe, comfortable and inviting public realm:

- Setbacks, stepbacks and massing generally
- Access, parking and servicing
- Ground-floor conditions
- Landscaping and rooftops



Urban Design and Sustainability Guidelines

Public Realm Guidelines address the design of streets, open spaces, schools and transit facilities, providing guidance on how:

- Streets can accommodate pedestrians, cyclists and vehicles safely and support new businesses
- The future GO station can encourage commuters to walk or cycle to the station
- The “Special Park” can accommodate active recreation while maintaining open space for community events
- Walking to school can be encouraged



Urban Design and Sustainability Guidelines

Green Design Guidelines promote:

- Energy efficient buildings and renewable energy sources, e.g., solar, geothermal
- Environmental controls to regulate sun and wind exposure
- Green or highly reflective roofs
- Low-carbon, sustainable building materials
- Water-saving features
- Naturalized stormwater management ponds and rain gardens



Next Steps

- Receive public and agency comments
- Revision of the Secondary Plan and Urban Design and Sustainability Guidelines will be informed by stakeholder and public feedback
- Complete supporting technical studies – transportation, servicing and stormwater management
- Prepare recommended Secondary Plan for Council consideration and adoption, targeted for Fall 2025
- Forward the adopted plan to the Province for review and approval



An aerial photograph of a rural landscape, featuring a patchwork of agricultural fields, a network of roads, and a small town or village in the center. The image is overlaid with a semi-transparent blue filter. The text "Thank you!" is centered in the image in a white, bold, sans-serif font.

Thank you!